

Twin Pines Senior and Community Center, 1223 Ralston Avenue

SPECIAL MEETING: 6:00 P.M.

STUDY SESSIONS

Interview two Arts Commission candidates.

Mrs. Maennle, 2017 Monroe Avenue, explained that she had an elementary teaching degree

and was interested in developing more outreach art programs for preschool children and parents. She said she thought that the Council's role was to provide support for Art opportunities in the community. Mrs. Maennle said she thought it would be beneficial to have the Arts Commission help promote the various art related programs that were offered here.

Mrs. Oblak, 926 South Road, explained that she had always been active in her community and she thought the Arts Commission would be a good fit for her interests and talents. She said she thought a needs assessment should be done to see what programs the community would find beneficial.

This study session was attended by Councilmember Warden, Hahn, Rianda and Cook. Councilmember Wright was absent. City Clerk Kern attended also.

Adjournment: at this time, being 6:20 P.M.

Kathy Kern

Belmont City Clerk

Meeting Tape Recorded

Tape No. 476

Study Session – 6:30 P.M (Televised)

Presentation by Mr. Gamble, developer of proposed San Juan Hills Subdivision.

Interim Community Development Director Macris stated that Mr. Gamble was proposing three schemes for land in the San Juan Hills that he had an option on. Scheme A included subdividing a 7.46 acre parcel off Bishop Road into 11 lots. Scheme B included transferring density from 8 lots, located on the down slope from Ralston Avenue next to Vista Point, to Scheme A and dedicating a portion as open space. Scheme C included transferring density from some of the lots on Bartlett to land in Scheme A to provide 24,- 7,500 sf. lots.

Interim Community Development Director Macris stated that development in the San Juan Hills was difficult and had been addressed in the San Juan Hills Area Plan which was adopted in 1988. She said the plan called for lot consolidation in the existing subdivided areas in order to reduce the total development potential. She said there had been successful Floor Area Ratio transfers to construct large houses, but she did not think there had been successful density transfers. Interim Community Development Director Macris outlined the policy questions staff would like direction on: 1). The maximum allowable density on this 7.46 acre proposed subdivision off Bishop Road: 2). Should the Area Plan be amended to permit a density transfer if the

appropriate density was in excess of present zoning: and, 3). How many subdivided lots along Bartlett should be included in the density transfer. The HRO-2 plan provided for a 3-1 ratio currently.

In response to C. Cook, Interim Community Development Director Macris explained that the purpose of the San Juan Plan was to minimize development in this area because of the topography of the area. She said lots that could support housing were 10,000 sf or more to allow for low build out. She noted that the plan did not allow transfer of density from a subdivided area to a un-subdivided area so the Area Plan and Zoning would need to be amended. She noted that the City would be hiring a consultant in the near future to work on lot merger in this area.

C. Rianda stated that she thought the Horse Ranch Subdivision had utilized density transfer, but she was not sure.

In answer to C. Warden, Interim Community Development Director Macris stated that the 11 lot subdivision was the applicants estimate of the buildout for this area. She said staff had not done any research yet.

C. Warden stated he would like to look at lowering the current density, by changing the slope densities in this area.

Interim Community Development Director Macris stated that one home could be built under present zoning.

Mr. Gamble, Trafalgar, Inc., 247 North Third Street, San Jose, Ca. explained that he read that the Specific Plan would allow density transfers, but the zoning ordinance only allowed density transfers in the HRO-2 district. He said the land on Bishop was the easiest land to develop, but if Council was not interested in allowing density transfers, the zoning would be downgraded. He said at sometime someone could build the road through on Bartlett and build there. Mr. Gamble said he was asking for guidance and had not made a formal application. He explained that he had 83 of the 100 lots on Bartlett under contract, and it would not be fair to transfer some of them, because that would leave the others without development rights. He said if a density transfer was allowed, 27 lots would be developable, using the 3-1 formula.

In response to C. Warden, Interim Community Development Director Macris stated that the minimum lot size would be determined by the slope of the area.

Mr. Bullock, 1912 Bishop Road, stated that the infrastructure could not support any further development in this area. He showed the Council some photos of a sewer overflow that occurred near his home today and said that even though there were some buildable lots, the road had had two landslides already. He cautioned Council to consider the infrastructure before they discussed merging lots in this area.

Mr. Lizak, 1905 Bishop Road, requested that before any development was considered in this area that all the neighbors be informed and that everyone listened to so that past mistakes would not be repeated. He said the Horse Ranch development was a nightmare for the neighborhood. Mr. Lizak said he did not think staff had mitigated the neighbors concerns adequately regarding the problems that development created.

Mr. Williams, 1910 Bishop Road, reported that this developer already had equipment in this area and he had to replace the barbed wire to prevent accidents. He would like to set a moratorium in this area until the San Juan Plan could be updated. He said the plan was 20 years old and did not address serpentine that was present in the canyon. He agreed with Mr. Bullock that the present sewer infrastructure could not handle any additional homes hooked to the system. Mr. Williams said a plan should be put in place to handle additional sewer and water that would be needed for any homes constructed in this area. He said if more homes were constructed there would be more visual pollution with the utilities that would be needed. He said that Marsten Road did not meet minimum requirements and was dangerous and unsafe. Mr. Williams said some of the lots were not buildable, and he would like the City to negotiate for the lots that the IRS decided could be sold at auction.

Mr. McLaughlin, 3313 Plateau, member of the Plateau-Skymont Neighborhood Board, said he was in favor of people's property rights, but realized that Mr. Gamble was only in negotiations to purchase this land. He mentioned the problems that existed already with the present infrastructure and said he would like to prevent this area from becoming over built to prevent the problems that were associated with this kind of construction.

Mrs. Laughead, 2622 Sequoia, Board member of San Juan Preservation Trust, reviewed the history of this area since 1976 and explained that a plan was devised to transfer all the land to the current Horse Ranch land which was not adopted. She said a subcommittee was appointed to work on the San Juan Plan. She said she was unaware of any density transfers taking place, which would have solved a number of problems in the area.

Mr. Gibson, 3114 East Laurel Creek, Secretary of the San Juan Preservation Trust, demonstrated the wide spread support of saving the San Juan Area, with the use of a City Map that indicated the areas in Belmont where fund raising contributions had been received by the Trust.

Interim Community Development Director Macris stated that she had an answer to C. Warden's earlier question regarding lot merging. She stated that in the HRO-2 area the receiving site must be 20,000 sf, and each lot created by the density transfer must be 10,000 sf. The provisions in the HRO-1 area stated that lot size based on slope did not apply.

C. Warden said that one of the questions in the staff report asked what the appropriate density was for the site and he felt that one house was appropriate.

C. Cook said Mr. Gamble was looking for direction on whether Council would deviate from the plan and transfer density from other parcels.

C. Rianda stated that she was opposed to tinkering with the plan as individual developers came forward. She said she would rather look at the San Juan Plan policies first. She reminded Council that a Land Use Attorney would be hired to help Council with these kinds of questions. She said the lot merger study would be completed in the near future also. She said she would like to put this issue on an agenda to decide what course of action Council would like to direct the staff to undertake.

She said a moratorium and a one year urgency ordinance would provide the time needed to look at this plan more closely.

C. Hahn said she would support a one year moratorium to come up with a comprehensive plan for this area. She said the City owed it to the public to have the correct answers for this area.

C. Warden said he wasn't sure about a moratorium at this time. He said he thought developers would be very cautious with development plans knowing that the zoning could be changed at any time before a building permit was given. He said he would like more information from staff regarding the applications that were currently pending. C. Warden said he would also like to know what impact this moratorium would have on staff time. If the answer came back that not much time would need to be allocated, he would support this idea.

C. Cook said that three years ago the City supported the idea of open space in the canyon with a ballot measure. She said she was in favor of the various options available, including a moratorium. She agreed the San Juan Plan needed to be updated, but was concerned about staff time that would be needed.

C. Wright agreed it was a bad idea to chip away at the plan, but was receptive to the idea of density transfer and transfer of development rights as a solution. He said he was open to allowing individuals who owned property in the San Juan Canyon to be appropriately rewarded for ownership. He said everyone that wanted open space needed to find a way to support it.

C. Hahn said this pristine piece of property was right next to Sugar Loaf Mountain, which had been saved by the City of San Mateo. She said she was not in favor of a dense project being considered for this area.

C. Warden said that if Council had the political will, this land could be saved.

C. Wright said the Council waited until a developer came forward with a concept plan to finally decide to work on a policy for this area.

C. Rianda stated that it had taken until the year 2000 to have a staff that would support changes in this plan and a majority of the Council that would support those changes.

Action: on motion by C. Rianda, seconded by C. Hahn, and approved unanimously, to place this item on a regular agenda, so Council could take action to look at the San Juan Plan.

C. Rianda said she would like input from staff on what decisions would have to be made to move the San Juan Plan forward.

Adjournment at this time being 7:22 P.M.

Meeting Tape Recorded and televised

Tape No. 476

Kathy Kern

Belmont City Clerk

REGULAR MEETING - 7:35 P.M.

ROLL CALL

COUNCIL MEMBERS PRESENT: Warden, Hahn, Wright, Rianda, Cook

COUNCIL MEMBERS ABSENT: None

Staff Present: Interim City Manager Lewcock, City Attorney Savaree, Interim Community Development Director Macris, Finance Director Fil, Assistant City Engineer Jones, Interim Police Chief Mattei, Senior Planner Livingstone, City Clerk Kern

PLEDGE OF ALLEGIANCE

Led by Interim City Manager Lewcock

SPECIAL ORDERS OF THE DAY/PRESENTATIONS

Proclamations of congratulations for 14 year old Babe Ruth Baseball team.

Mayor Cook introduced the coaches, read the proclamation and presented one to each team member.

Proclamations of congratulations for 13 year old Babe Ruth Baseball team.

Mayor Cook introduced the coaches, read the proclamation and presented one to each team member.

Resolution of Appreciation for Pietie Vreman for saving the life of a Belmont Resident.

Mayor Cook presented this Resolution to Ms. Vreman and thanked her for her quick actions.

Proclamation of Appreciation for Belmont Federated Women's Club for replacing the mission bells along El Camino Real.

Mayor Cook read this proclamation, introduced the Club members and thanked them for their efforts.

Resolution of Appreciation for outstanding service by Thomas F. Lewcock as Interim City Manager of the City of Belmont.

Mayor Cook and the Council thanked Interim City Manager Lewcock for everything he had accomplished in the short time he was in Belmont.

PUBLIC/COUNCIL COMMENTS

Mr. Lawhern, 408 Hiller Street, Vice President, Belmont Historical Society, reported that they had submitted an application to put the Emmett House on the National Register of Historic Places.

Mayor Cook reported that Belmont had been honored, along with 19 other cities, with a Helen Putman Award for Excellence for the Pre-Hospital Advanced Life Support Program.

Mayor Cook announced that she would adjourn this meeting in memory of Mr. George Cockshott, a long time Belmont resident.

AGENDA AMENDMENTS

Mayor Cook announced that Consent Calendar item 4-G (electric car lease) would be continued to answer Council questions.

CONSENT CALENDAR

Approval of meeting minutes: Special and Regular Meeting September 26, 2000.

Warrants approved dated: September 22, 2000 in total amount of \$288,252.00; and September 29,2000 in total amount of \$354,666.38.

Motion to approve Claims Management Report.

Waive further reading of Ordinances.

Resolution No. 8861 approving the purchase of one turf tractor and related equipment from John Deere Company for an amount not to exceed \$52,640.45 and one trailer from Turf and Industrial equipment Company for an amount not to exceed \$8,416.44.

Resolution No. 8862Resolution supporting Measure B, San Mateo County Citizens for Crime Reduction.

Resolution No. 8863 of Appreciation for Pietie Vreman for saving the life of a Belmont resident.

Resolution No. 8864 approving the award of contract to Casey Construction for the amount of \$64,800 for emergency storm drain repairs, Water Dog Lake Project– Phase I, CC 423.

Resolution No. 8865 of Appreciation for outstanding service by Thomas F. Lewcock as Interim City Manager of the City of Belmont.

Consent Calendar approved as amended. Moved by C. Rianda, seconded by C. Wright, and approved unanimously, by show of hands.

Consideration of Resolution to void lease agreement with Toyota Motor Sales for Two Electric Vehicles.

Action: on motion by C. Rianda, seconded by C. Wright and approved unanimously, to continue this item.

PUBLIC HEARINGS

Public Hearing to consider adoption of a Resolution approving Mitigated Negative Declaration of Environmental Significance for College of Notre Dame Master Plan and consideration of an ordinance approving rezoning for a conceptual development plan for approximately 161,727 square feet of buildings and a four level parking garage to the existing 50-acre campus. The proposed improvement will accommodate academic activities, student services, student housing, administrative, religious, athletic and other college activities. (Appl. No. 99-1009). APN: 044-360-070/090; Zoned PD. Carol F. Probstfeld, Vice President of Administration, College of Notre Dame(Applicant) College of Notre Dame (Owner).

Senior Planner Livingstone stated that the College was proposing a Conceptual Development Plan to add approximately 289,727 square feet of new construction. He noted that the staff was recommending adoption of the Mitigated Negative Declaration and the Conceptual Development Plan.

Ms. Probstfeld, Vice President of Administration for College of Notre Dame, gave a detailed presentation showing the changes that would take place on the campus.

Mr. Decker, Architect, Gensler, gave a virtual tour of the campus using computer technology.

Ms. Probstfeld presented a video which showed how the parking garage feature would fit into the campus, with the landscaping increment growth at 5 – 10 years, as seen from Ralston Avenue.

Mayor Cook opened the public hearing.

Mrs. Horowitz, 1507 Ralston Avenue, read her letter of support for this project into the record (on file in the Clerk's office).

Mr. Rico, College of Notre Dame student, 1500 Ralston Avenue, spoke in favor of the project and stated that the current college did not meet the needs of the current student population.

Mrs. Golder, 39 College View Way, read her letter of support for the project into the record (on file in the Clerk's office).

Council discussion ensued. The Council congratulated The College of Notre Dame on this project and the inclusive and collaborative process they used.

Action: on motion by C. Rianda, seconded by C. Wright, and approved unanimously, to close the public hearing.

Action: on motion by C. Rianda, seconded by C. Wright and approve unanimously, by show of hands, to adopt:

Resolution No. 8866 adopting a Mitigated Negative Declaration of Environmental Significance for the College of Notre Dame Master Plan at 1500 Ralston Avenue.

Action: on motion by C. Wright, seconded by C. Warden, and approved unanimously, by show of hands, to introduce Ordinance approving an amendment to the current PD zoning to incorporate a Conceptual Development Plan for construction of the College of Notre Dame Master Plan at 1500 Ralston Avenue (Appl. No. 99-1009). Second reading and adoption on October 24th.

Recess at this time, being 9:00 P.M. this meeting was recessed

Reconvene at this time, being 9:05 P.M. this meeting reconvened.

OLD BUSINESS

Consideration of joint recommendation from Finance Commission and Library Task Force on Library Bond Issue and acceptance of work plan.

Finance Director Fil reviewed the recommendations from the Library Task Force and the Finance Commission. He stated that they recommended Mello Roos Bonds, allocating the costs based on the dwelling unit formula, proceeding with the March, 2001 ballot, adoption of the work plan and a partial funding alternative of \$7 Million, which amounted to \$77 per dwelling unit. The Commission recommended inclusion of the commercial properties and a facility maintenance component.

Finance Director Fil explained that the partial funding component made the assumption that the City would receive a 65% matching grant to help pay for the library. He noted that polls indicated that interest in a library increased when it was determined that matching funding would be used. He said that tracking polls would be used right up until December 12th, to give Council the latest information on the feasibility of a successful election.

Finance Director Fil indicated that General Obligations Bonds had some limitations and could only be used to fund capital costs, and the ongoing maintenance expenses of \$150,000 could not be supported. Finance Director Fil stated that the Mello Roos bonding would provide an equity for all homeowners. The bond issuance would be in place for 30 years, but the district could remain in place for 50 years.

C. Rianda stated that during the storm drain Mello Roos bond issue for construction of the storm drains, a reserve fund for maintenance was not included, and that was the reason sewer fees needed to be raised at this time. She said she was concerned that if a maintenance fee was included, it would defeat the project. She was in favor of full funding, but if the State did fund the project, she would like to have the life of the bonds shortened, or money refunded to the taxpayers.

C. Warden said that without a plan for the maintenance of the building, costs would have to come from the General Fund in the amount of \$150,000 per year.

Finance Director Fil stated that the County was willing to increase the staffing costs if the library was built out to the 28,000 sf maximum. He said the maintenance component could increase over time, depending on the CPI.

C. Wright stated his concern was how effective a communication program would be to win an election in March, 2001, fully funded or not. He said he thought it would be a huge challenge.

C. Cook stated that other cities that had bond issues raised funds privately, and that option was available here.

Interim City Manager Lewcock stated that one of the considerations the State would apply to this funding would be the guarantee match in hand. He said this criteria would be part of the priority setting process.

In response to C. Rianda, Finance Director Fil stated that another difference between the General Obligation and Mello Roos Bonds was the ability to pay off the full Mello Roos amount in the beginning.

C. Warden stated that he would support a partial bond funding election in March, 2001. He said the survey indicated that a fully funded bond issue would not be approved.

C. Wright stated he was in favor of the partial bond funding alternative. He said he thought the maintenance could be managed with funding from the General Fund.

Action: on motion by C. Wright, seconded by C. Rianda, and approved unanimously, by show of hands to: adopt the work plan: Mello Roos partial financing in the amount of \$7,500,000, with the maintenance component dropped.

Action: on motion by C. Rianda, seconded by C. Hahn, and approved unanimously, by show of hands to hold the election on March 6, 2001.

Interim City Manager Lewcock said this would allow staff to set these actions in motion. He asked if Council would like the staff to return with alternatives for options around the maintenance component, to determine the effect it would have on the total parcel tax. This would allow time to consider this component before this measure went on the ballot.

Council concurred with this suggestion, and asked that the Finance Commission look at these options.

Council vote for two Art Commissioners. City Clerk Kern distributed the ballots for Council to vote for Arts Commissioners.

C. Wright announced that he had been unable to make the interviews this evening, so he would recuse himself from the vote.

City Clerk Kern announced that Mrs. Maennle and Mrs. Sinha had been appointed to the Arts Commission.

Action: on motion by C. Hahn, seconded by C. Warden, and approved 4-0 (Wright recused) to adopt:

Resolution No. 8867 making appointment to Art Commission for a term of six months, to expire on the first day of March, 2001. (Maennle)

Action: on motion by C. Rianda, seconded by C. Hahn, and approved 4-0 (Wright, recused) to adopt:

Resolution No. 8868 making appointment to Arts Commission for a term of 18 months to expire on the first day of March 2002 (Sinha)

NEW BUSINESS

Consideration of Resolution approving purchase of Stage II Treatment Capacity at South Bayside System Authority. (SBSA).

Assistant City Engineer Jones explained the options to purchase Stage II treatment capacity at South Bayside System Authority. He said the consultant recommended that the City adopt Alternative III to purchase 0.32 MGD capacity at a cost of \$833,000 which would give the City an unused capacity reserve of 25%.

C. Hahn, who is the Representative on the SBSA Board, recommended that the City buy as much capacity as possible.

In response to C. Warden, Finance Director Fil stated that sewer bonds would be sold to finance this capacity increase.

Action: on motion by C. Hahn, seconded by C. Warden, and approved unanimously, by show of hands to adopt:

Resolution No. 8869 approving purchase of 0.32 MGD of Stage II Treatment capacity in the South Bayside System Authority expansion at an estimated cost of \$833,000.

MATTERS OF COUNCIL INTEREST/CLARIFICATION

Discussion and direction regarding billboards on El Camino Real. (Warden)

C. Warden requested cost information regarding removing billboards along El Camino Real.

City Attorney Savaree stated that she would report back to Council on the feasibility

and cost.

Discussion and direction regarding a ballot measure for the Emmett House. (Warden)

C. Warden stated that at the second meeting in November the Council would be looking at a variety of options for the Emmett House. He said he would like one of the options to include putting an advisory measure on the ballot for the citizens to determine what they would like to have done with the Emmett House.

Mr. Lawhern, 408 Hiller St, Belmont Historical Society, said he was concerned about discussing this issue before the Agency was provided various options that were being developed. He said survey's indicated that this building should be saved. He said that he felt the Director's should make the decision, and this issue should not be put on the ballot. Mr. Lawhern explained that the National Registry application process would not effect what was happening with the building now. He said this would allow the Historical Society to apply for preservation funding for the building. Mr. Lawhern explained that Redevelopment Agency Law stated that a certain amount of funding could be set aside for preservation as well.

Mr. Seivert, 2046 Mezes, stated that it would be very difficult to write a ballot measure to cover all the elements involved. He said this house has been recognized as a historic element and one of the elements of the 1983 General Plan included a policy to save historic structures. Mr. Seivert said the historic elements had been depleted in Belmont and we should work to save what is left.

MEETING EXTENDED

At this time, being 10:30 P.M., this meeting was extended for 10 minutes.

ADJOURNMENT at this time being 10:35 P.M. this meeting was adjourned in memory of Mr. Cockshott, long time Belmont resident.

_ Kathy Kern

Belmont City Clerk

Meeting Tape Recorded and Televised

Tape No. 476